040.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	941,500 / 941,500
					USE VALUE:	941,500 / 941,500
					ASSESSED:	941,500 / 941,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	BOWDOIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARTER GREGORY M	
Owner 2:	GILLESPIE VALERIE	
Owner 3:		
Street 1:	25 MAYHEW DR	
Street 2:		
Twn/City:	CANDIA	
St/Prov:	NH	Cntry:
Postal:	03034	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	CARTER GREGORY M -
Owner 2:	-
Street 1:	9717 N TRACY AVE
Twn/City:	KANSAS CITY
St/Prov:	MO
Postal:	64155

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2150 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	497,500		444,000	941,500
Total Card	0.103	497,500		444,000	941,500
Total Parcel	0.103	497,500		444,000	941,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.91 | /Parcel: 437.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	497,600	0	4,500.	444,000	941,600	941,600	Year End Roll	12/18/2019
2019	104	FV	369,700	0	4,500.	471,800	841,500	841,500	Year End Roll	1/3/2019
2018	104	FV	369,700	0	4,500.	344,100	713,800	713,800	Year End Roll	12/20/2017
2017	104	FV	346,500	0	4,500.	299,700	646,200	646,200	Year End Roll	1/3/2017
2016	104	FV	346,500	0	4,500.	255,300	601,800	601,800	Year End	1/4/2016
2015	104	FV	308,400	0	4,500.	249,800	558,200	558,200	Year End Roll	12/11/2014
2014	104	FV	308,400	0	4,500.	205,400	513,800	513,800	Year End Roll	12/16/2013
2013	104	FV	321,000	0	4,500.	195,400	516,400	516,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARTER GREGORY	70749-364		3/19/2018	Convenience	99	No	No		
ORTOLANO JENNIE	25895-253		12/14/1995		213,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2006	1019	Renovate	10,000			G8	GR FY08	2nd fl of 2 fam in
4/15/1999	195	Redo Bat	4,000					REMODEL BATH
2/13/1996	28	Manual	1,980					WINDOWS
8/16/1994	415	Manual	6,200					SIDING/REPAIR PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2019	Mail Update	MM	Mary M
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/3/2009	Meas/Inspect	345	PATRIOT
11/7/2000	Hearing Chag	264	PATRIOT
3/4/2000	Mailer Sent		
2/29/2000	Measured	263	PATRIOT
8/18/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

User Acct

26938

GIS Ref

GIS Ref

Insp Date

11/08/18

!3314!

PRINT

Date	Time
12/10/20	18:35:44

LAST REV

Date	Time
07/29/19	10:28:23

mmcmakin

PAT ACCT. 3314

USER DEFINED

Prior Id # 1:	26938
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13837206
Const Adj.:	0.98990101
Adj $ / SQ:	191.569
Other Features:	106377
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611165
Depreciation:	113677
Depreciated Total:	497488

COMMENTS

A/C SFL ONLY-.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

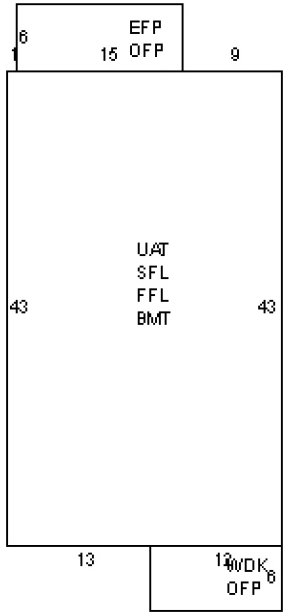
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.57
Special Features:	0	Val/Su Net:	130.30
Final Total:	497500	Val/Su SzAd	231.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,075	57.470	61,781
FFL	First Floor	1,075	191.570	205,937
SFL	Second Floor	1,075	191.570	205,937
UAT	Upper Attic	269	76.630	20,594
OFP	Open Porch	162	26.420	4,279
EFP	Enclos Porch	90	56.890	5,121
WDK	Deck	72	15.840	1,140

	Net Sketched Area:	3,818		Total:	504,789
Size Ad	2150	Gross Are	4624	FinArea	2150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	GD	1998	0.00	T	12.6	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	